Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	1/87 Springvale Road, Nunawading Vic 3131
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000 & \$880,000	\$880,000
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Median sale price

Median price	\$979,000	Pro	perty Type T	ownhouse		Suburb	Nunawading
Period - From	17/11/2024	to	16/11/2025	So	ource	Property	/ Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	11/520 Mitcham Rd MITCHAM 3132	\$810,000	22/09/2025
2	4 Mintleaf Gr MITCHAM 3132	\$850,000	12/08/2025
3	2/7 Crest Gr NUNAWADING 3131	\$875,000	28/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/11/2025 09:23









Property Type: Unit **Agent Comments**

Indicative Selling Price \$800,000 - \$880,000 **Median Townhouse Price** 17/11/2024 - 16/11/2025: \$979,000

Comparable Properties



11/520 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments

Price: \$810,000 Method: Private Sale Date: 22/09/2025

Property Type: Townhouse (Res)



4 Mintleaf Gr MITCHAM 3132 (REI/VG)

Agent Comments

Price: \$850,000 Method: Private Sale Date: 12/08/2025

Property Type: Townhouse (Res)



2/7 Crest Gr NUNAWADING 3131 (REI/VG)

Price: \$875,000 Method: Auction Sale Date: 28/06/2025

Property Type: Townhouse (Res)

Agent Comments

Account - Biggin & Scott Glen Waverley | P: 03 9560 8888





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